Judge:	Hon. Marc L. Barreca
Chapter:	Chapter 7

UNITED STATES BANKRUPTCY COURT FOR THE
WESTERN DISTRICT OF WASHINGTON AT SEATTLE

In re:
Adam R. Grossman,
Debtor.

Case #10-19817-MLB

DECLARATION OF MAILING

THE UNDERSIGNED declares under penalty of perjury of the laws of the State of Washington that on the 30th day of November, 2012 she caused to be deposited in the mail of the United States of America a properly regular stamped and addressed envelope to all those who appear (with the exception of those whose names have been crossed off) on the attached matrix obtained from the U.S. Bankruptcy Court on November 27, 2012.

A copy of the NOTICE OF HEARING ON AND MOTION FOR ORDER AUTHORIZING SALE OF REAL PROPERTY LOCATED AT 20710 GLENNVIEW DRIVE, COTTONWOOD, CALIFORNIA FREE AND CLEAR OF ALL LIENS, INTERESTS AND ENCUMBRANCES PURSUANT TO §363 OF THE BANKRUPTCY CODE (as amended on November 30, 2012 to reflect the response date of December 12, 2012 pursuant to the court's order shortening time), the proposed ORDER AUTHORIZING SALE OF REAL PROPERTY LOCATED AT 20710 GLENNVIEW DRIVE, COTTONWOOD, CALIFORNIA CLEAR OF LIENS, INTERESTS AND ENCUMBRANCES PURSUANT TO SECTION §363 OF THE BANKRUPTCY CODE, and a copy of the ORDER SHORTENING TIME TO HEAR TRUSTEE'S MOTION FOR ORDER AUTHORIZING SALE OF REAL PROPERTY LOCATED AT 20710 GLENNVIEW DRIVE, COTTONWOOD, CALIFORNIA

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303 North 67th Street
Seattle, WA 98103
(206) 623-4382

FREE AND CLEAR OF LIENS, INTEREST AND ENCUMBRANCES PURSUANT TO SECTION §363 OF THE BANKRUPTCY CODE (docket #462 entered November 30, 2012) were mailed to each.

Signed at Seattle, Washington on the 30th day of November, 2012.

WOOD & JONES, P.S.

/s/Tess Kent
Tess Kent

Wood & Jones, P.S.
303 North 67th Street
Seattle, WA 98103
(206) 623-4382

Label Matrix for local noticing
0981-2
Case 10-19817-MLB
Western District of Washington
Seattle
Tue Nov 27 13:56:24 PST 2012

GE Money Bank
c/o Office Manager
Recovery Management Systems Corp
25 SE 2nd Ave #1120
Miami, FL 33131-1605

Law Office of Matthew D. O'Conner
8011 Greenwood Ave. N.
Seattle, WA 98103-4228

Tsai Law Company
2101 4th Avenue Suite 1560
Seattle, WA 98121-2316

Wells Fargo Bank NA
Routh Crabtree Olsen, P.S.
c/o Mark MoBurg
13555 SE 36th ST
Suite 300
Bellevue, WA 98006-1489

Wells Fargo Bank, N.A.
ROUTH CRABTREE OLSEN, P.S.
Jennifer Aspaas
13555 SE 36th St.,
Suite 300
Bellevue, WA 98006-1489

U.S. Bankruptcy Court
700 Stewart St, Room 6301
Seattle, WA 98101-4441

Abraham Wyner
1309 Sussex Rd
Wynnewood, PA 19096-2526

Alexandra Grossman
5766 27th Ave NE
Seattle, WA 98105-5512

Arthur Bernstein
11661 San Vicente Blvd Ste 820
Los Angeles, CA 90049-5116

Bank of America
4161 Piedmont Pkwy
Greensboro, NC 27410-8119

Beth Shalom Preschool
6800 35th Ave NE
Seattle, WA 98115-7334

Bugni Law Firm
11320 Roosevelt Way NE
Seattle, WA 98125-6228

CC & L Accounting and Payroll
1698 Market Street
Redding, CA 96001-1021

California Franchise Tax Board
P.O. Box 942857
Sacramento, CA 94257-0001

Chase Bank USA
800 Brooksedge Blvd.
Westerville, OH 43081-2822

Chase Bank USA, N.A.
PO Box 15145
Wilmington, DE 19850-5145

Cindy Loegering
PO Box 993115
Redding, CA 96099-3115

(p)CITIMORTGAGE
5280 CORPORATE DRIVE
BANKRUPTCY DEPARTMENT
ATTENTION MC0023
FREDERICK MD 21703-8351

CitiBank Student Loan
PO Box 22876
Rochester, NY 14692-2876

City of Seattle Parking Enforcement
600 5th Ave
Seattle, WA 98104-1900

Congregation Beth Shalom
Early Childhood Center
Attn Tzachi Litov
6800 35th Avenue NE
Seattle WA 98115-7334

Discover Bank
Dfs Services LLC
PO Box 3025
New Albany, OH 43054-3025

(p)DISCOVER FINANCIAL SERVICES LLC
PO BOX 3025
NEW ALBANY OH 43054-3025

FIA CARD SERVICES, N.A.
PO Box 15102
Wilmington, DE 19886-5102

Franchise Tax Board
Bankruptcy Section MS A340
Sacramento CA 95812-2952

Harold J and Cynthia M Hendricks Family Trus
2410 Heritage Oaks Dr
Alamo, CA 94507-1445

(p)INTERNAL REVENUE SERVICE
CENTRALIZED INSOLVENCY OPERATIONS
PO BOX 7346
PHILADELPHIA PA 19101-7346

Jeff Bernstein
1916 2nd Ave N
Seattle, WA 98109-2505

Jessica Johnson & Michael Bullock
773 Metro Way
Redding, CA 96003-2765

Jill & Brian Reynolds
9 Laurel Circle
Lutherville, MD 21093-4753

Jill & Bryan Reynolds
66 Echo Way Court
Towson, MD 21286

Jill Borodin
Crocker Law Group
720 Olive Way Suite 1000
Seattle WA 98101-1881

Joanna Strober
14355 Miranda Way
Los Altos, CA 94022-2032

John Ettinger
213 E 73rd St Ph A
New York, NY 10021-3658

Lyman Opie
60 Magazine St
Cambridge, MA 02139-3934

Lyman Opie
c/o Hugh R McCulough
Davis Wright Tremaine LLP
1201 Third Avenue Suite 2200
Seattle WA 98101-3045

Marc Weitz
265 Ardsley Rd
Scarlsdale, NY 10583-2626

Michael Powers
1679 Strause Lane
Redding, CA 96003-7507

Ms. Kerith Lisa
P.O. Box 42691
Tucson, AZ 85733-2691

Naomi Grossman
5766 27th Ave NE
Seattle, WA 98105-5512

Office of the United States Trustee
700 Stewart Street, Suite 5103
Seattle, WA 98101-4438

Peter Zieve
10517 62nd Pl W
Mukilteo WA 98275-4639

Ptarmigan Real Estate Fund LLC
4023 Kennett Pike Ste 134
Greenville, DE 19807-2018

Recovery Management Systems Corporation
25 S.E. 2nd Avenue, Suite 1120
Miami, FL 33131-1605

Rob Middleton
House of Realty Inc
1707 Place Street
Redding CA 96001-1715

Robert Delles Family Trust
1911 Sacramento St
San Francisco, CA 94109-3419

Sallie Mae
1002 Arthur Dr.
Lynn Haven, FL 32444-1683

Sallie Mae
c/o Sallie Mae Inc.
220 Lasley Ave.
Wilkes-Barre, PA 18706-1496

Shila Clement
1911 Sacramento Way
San Francisco CA 94109-3419

Stephen LeBlanc
c/o Quine Intellectual Property Law Grou
2033 Clement Avenue, Ste. 200
Alameda, CA 94501-7907

Tanager Fund LP
4001 Kennett Pike Ste 134
Greenville, DE 19807-2000

Terrington Davies Capital Management LLC
4023 Kennett Pike Ste 134
Greenville, DE 19807-2018

Terrington Davies LLC
4023 Kennett Pike Ste 134
Greenville, DE 19807-2018

United States Trustee
700 Stewart St Ste 5103
Seattle, WA 98101-4438

Wells Fargo Bank NA
PO Box 6995
Portland OR 97228-6995

Wells Fargo Bank, N.A.
3476 Stateview Blvd.
MAC # X7801-014
Ft Mill, SC 29715-7203

Wells Fargo Bank, N.A.
Home Equity Group
X2303-01A
1 Home Campus
Des Moines, IA 50328-0001

Wells Fargo Equity Resources
3476 State View Blvd
Fort Mill, SC 29715-7203

Wells Fargo Home Equity
PO Box 31557
Billings, MT 59107-1557

Adam R Grossman
5766 - 27th Ave. NE
Seattle, WA 98105-5512

[redacted]

Jeffrey B Wells
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Seattle, WA 98101-2332

Jill Borodin
c/o Crocker Law Group PLLC
720 Olive Way #1000
Seattle, WA 98101-1881

Lyman C Opie
c/o Davis Wright Tremaine
1201 Third Avenue #2200
Seattle, WA 98101-3047

Ronald G Brown
999 3rd Ave Ste 2525
Seattle, WA 98104-4032

Stephen Dean
1610 West Street
Suite 2
Redding, CA 96001-1767

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g)(4).

[redacted]

[redacted]

[redacted]

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)[redacted]

(u)[redacted]

(u)[redacted]

(u)[redacted]

(u)[redacted]

End of Label Matrix
Mailable recipients 66
Bypassed recipients 5
Total 71

Judge: Marc L. Barreca
Chapter: Chapter 7
Hearing Date: December 14, 2012
Hearing Time: 9:30 a.m.
Hearing Site: 700 Stewart Street, #7106
Seattle, WA 98101
Response Date: **by December 12, 2012**

UNITED STATES BANKRUPTCY COURT FOR THE
WESTERN DISTRICT OF WASHINGTON AT SEATTLE

In re: ADAM GROSSMAN, Debtor.	Case No. 10-19817 NOTICE OF HEARING ON AND MOTION FOR ORDER AUTHORIZING SALE OF REAL PROPERTY LOCATED AT 20710 GLENNVIEW DRIVE, COTTONWOOD, CALIFORNIA FREE AND CLEAR OF ALL LIENS, INTERESTS AND ENCUMBRANCES PURSUANT TO §363 OF THE BANKRUPTCY CODE

TO: Debtor, his attorney, creditors and other parties in interest:

I. NOTICE

PLEASE TAKE NOTICE that a hearing on the Trustee's Motion for Order Authorizing Sale of Real Property Located at 20710 Glennview Drive, Cottonwood California Free and Clear of Liens, Interests and Encumbrances Pursuant to Section 363 of the Bankruptcy Code will be heard on the 14th day of December, 2012 before Judge Marc L. Barreca of the U.S. Bankruptcy Court, 700 Stewart Street, #7106, Seattle, Washington 98101 at 9:30 a.m. and the Clerk is requested to note the same for the motion docket on that date.

II. APPLICATION FOR ORDER AUTHORIZING SALE OF REAL PROPERTY FREE AND CLEAR OF LIENS

Ronald Brown, the Chapter 7 Trustee ("Trustee") in the above referenced case, by and through counsel, Wood & Jones, P.S. and Denice Moewes hereby applies to this

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Seattle, WA 98103
206-623-4382

Court for an Order Authorizing Sale of real property located at 20710 Glennview Drive, Redding, Shasta County, California, Assessor's Parcel Number 007-090-34 ("Cottonwood Property") ("Trustee's Motion") pursuant to §363 of the Bankruptcy Code.

The Trustee seeks authority to sell the Cottonwood Property to John and Jody Rowland, husband and wife ("Purchasers") upon the terms and conditions set forth in the California Residential Purchase Agreement and Joint Escrow Instruction and Counter Offer ("Agreement") a copy of which is attached hereto. If a party wants a copy of the Agreement, they should contact the undersigned who will provide a copy.

The proposed sales price is Two Hundred Twenty Thousand Dollars ($220,000.00), all cash at closing. Closing is set to occur approximately thirty days after entry of the order approving the sale.

The Trustee seeks an order authorizing the sale of the Cottonwood Property free and clear of all liens, interests and encumbrances pursuant to §363(f) of the U.S. Bankruptcy Code and Bankruptcy Rule 6004.

From the proceeds of the sale of the Cottonwood Property the Trustee seeks authority to pay all ordinary and necessary closing costs, including any back due property taxes and a real estate commission.

It does not appear that there are any liens against the Cottonwood Property.

The proposed sale of the Cottonwood Property is sold AS IS, WHERE IS with no warranties of any kind, either expressed or implied by the Trustee or his professionals.

As far as the Trustee is aware the Purchaser is not related to the Debtor and is a bona fide purchaser in an arms length transaction.

The Trustee requests that the Court reserve the issue of the reasonableness and necessity of any attorneys fees and late charges or other costs sought to be added to any deed of trust by any secured creditor pursuant to §506(b).

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The Trustee also requests that the Court waive the 10-day stay period of Bankruptcy Rule 6004(h) so the sale of the Cottonwood Property may close immediately.

The Trustee believes that the sales price of $220,000.00 is fair and reasonable. See Declaration of Ronald Brown and Rob Middleton filed simultaneously herewith.

WHEREFORE the Trustee requests that this Court enter an order approving the sale of the Cottonwood Property free and clear of all liens, interests, and encumbrances pursuant to §363 of the United States Bankruptcy Code and Bankruptcy Rule 6004 and also granting Ronald Brown authority to execute all documents necessary to effectuate such sale.

III. PROPOSED ORDER

The proposed order is attached hereto.

IV. OBJECTIONS

If you do not want the Court to grant the relief requested in the Trustee's Motion, or if you want the Court to consider your view on the Trustee's Motion, **then by Wednesday, December 12, 2012** you or your attorney must do the following:

File with the Court a written response to the Trustee's Motion or appear at the hearing and explain your position. The response must be filed at the United States Bankruptcy Court for the Western District of Washington at Seattle, U.S. Courthouse, 700 Stewart Street, #5103, Seattle, Washington 98101, two copies served on the Chambers of Judge Marc. L. Barreca, 700 Stewart Street, #7106, Seattle, Washington 98101, and a copy served on the undersigned.

If you mail your response you must mail it early enough so that the Court, the Judge and the undersigned will receive it on or before the date stated above.

If you or your attorney do not take these steps, the Court may decide that you do not oppose the relief sought in the Trustee's Motion and may enter an order granting that

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Seattle, WA 98103
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relief. Failure to comply with local rule may be deemed by the Court as a waiver of all objections.

Further information regarding the Trustee's Motion may be obtained by telephoning Denice Moewes, Wood & Jones, P.S., at (206) 623-4382.

DATED this 27th day of November, 2012.

WOOD & JONES, P.S.

/s/ Denice E. Moewes
Denice Moewes, WSB#19464
Attorney for Trustee
Ronald G. Brown

WOOD & JONES, P.S.
303 N. 67th Street
Seattle, WA 98103
206-623-4382

Judge: Hon. Marc L. Barreca
Chapter: Chapter 7

UNITED STATES BANKRUPTCY COURT FOR THE WESTERN DISTRICT OF WASHINGTON AT SEATTLE

In re: ADAM GROSSMAN, Debtor.	Case No. 10-19817 ORDER AUTHORIZING SALE OF REAL PROPERTY LOCATED AT 20710 GLENNVIEW DRIVE, COTTONWOOD, CALIFORNIA CLEAR OF LIENS, INTERESTS AND ENCUMBRANCES PURSUANT TO SECTION 363 OF THE BANKRUPTCY CODE

Wood & Jones, P.S.
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Seattle WA 98103
(206) 623-4382

THIS MATTER having come before Judge Marc L. Barreca on the Trustee's Motion for Order Authorizing Sale of Real Property located at 20710 Glennview Drive, Cottonwood, Shasta County, California, Assessor's Parcel Number 007-090-34 ("Cottonwood Property") Free and Clear of Liens, Interests and Encumbrances ("Trustee's Motion"); the Court finding that notice of the Trustee's Motion was timely given to all creditors listed on the mailing matrix as evidenced by the Declaration of Mailing filed with the Court, and finding that the notice was reasonable, adequate and timely and thus was in compliance with the Bankruptcy Code, Bankruptcy Rules and the Local Rules; the Court having received no objections to the Trustee's Motion, and having reviewed the files herein, and the Court deeming itself fully informed in the matter, now, therefore it hereby is

ORDERED ADJUDGED AND DECREED that the Trustee is authorized to sell the Cottonwood Property to John and Jody Rowland for a price of Two Hundred Twenty Thousand Dollars ($220,000.00) with closing to occur on or about thirty days after entry of the order approving the sale, and upon the other terms and conditions set forth in California Residential Purchase Agreement and Joint Escrow Instructions attached hereto as Exhibit "1"; and it is further

ORDERED ADJUDGED AND DECREED that pursuant to §363 of the Bankruptcy Code the sale of the Cottonwood Property is free and clear of any and all liens, interests and encumbrances with all liens interests and encumbrances to attach to the sales proceeds as though they were the Property; and it is further

ORDERED ADJUDGED AND DECREED that at closing the escrow agent is authorized to pay all necessary and ordinary closing costs including any past due real property taxes and a real estate commission; and it is further

ORDERED ADJUDGED AND DECREED that the remaining proceeds are to be made payable to the Chapter 7 Trustee, Ronald G. Brown; and it is further

ORDERED ADJUDGED AND DECREED that the issue of the reasonableness and necessity of any attorneys fees and late charges or other costs sought to be added

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303 N. 67th Street
Seattle WA 98103
(206) 623-4382

to any deed of trust by any secured creditor pursuant to §506(b) is reserved; and it is further

ORDERED ADJUDGED AND DECREED that the 14 day stay provisions on Bankruptcy Rule 6004(h) are waived; and it is further

ORDERED ADJUDGED AND DECREED that the Trustee, Ronald G. Brown be and hereby is authorized to execute all documents necessary to effectuate the sale.

///END OF ORDER///

Presented by
Wood & Jones, P.S.
/s/ Denice E. Moewes
Denice Moewes, WSB#19464
Attorney for Trustee
Ronald G. Brown

.

Wood & Jones, P.S.
303 N. 67th Street
Seattle WA 98103
(206) 623-4382

Entered on Docket November 30, 2012

Below is the Order of the Court.

Marc Barreca
U.S. Bankruptcy Judge
(Dated as of Entered on Docket date above)

Judge: Hon. Marc L. Barreca
Chapter: 7

UNITED STATES BANKRUPTCY COURT FOR THE
WESTERN DISTRICT OF WASHINGTON AT SEATTLE

In re: ADAM GROSSMAN, Debtor.	Case No. 10-19817 ORDER SHORTENING TIME TO HEAR TRUSTEE'S MOTION FOR ORDER AUTHORIZING SALE OF REAL PROPERTY LOCATED AT 20710 GLENNVIEW DRIVE, COTTONWOOD, CALIFORNIA FEE AND CLEAR OF LIENS, INTERESTS AND ENCUMBRANCES PURSUANT TO SECTION 363 OF THE BANKRUPTCY CODE.

THIS MATTER came before the Court on the *ex parte* motion to shorten time to hear the Trustee's Motion for Order Authorizing Sale of Real Property Located at 20710

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Seattle, WA 98103
(206) 623-4382

Glennview Drive, Cottonwood, California, Free and Clear of Liens, Interests and Encumbrances Pursuant to Section 363 of the Bankruptcy Code ("Trustee's Motion").

This Court has reviewed the files and records herein and finds that there are exigent circumstances and, therefore, it is hereby

ORDERED as follows:

1. The Motion to Shorten Time is granted.

2. Time is shortened for hearing on the Trustee's Motion to Friday, December 14, 2012 at 9:30 a.m.

3. The Trustee shall mail the Trustee's Motion within 24 hours of this order being entered, and the same day, if possible.

3. Any objections to the Trustee's Motion are due ~~at or before the hearing at 9:30 a.m. on Friday, December 14, 2012.~~ by December 12, 2012.

///END OF ORDER///

Presented by:

WOOD & JONES, P.S.

/s/ Denice E. Moewes
Denice E. Moewes, WSB # 19464
Attorney for Chapter 7 Trustee
Ronald G. Brown

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303 N. 67th Street
Seattle, WA 98103
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